

APPROVED DEVELOPMENT CONDITIONS

FDP 2013-PR-007

October 23, 2013

If it is the intent of the Planning Commission to approve FDP 2013-PR-007, located at 2941 Eskridge Road, in conjunction with the rezoning of Tax Parcels 49-3((1))-87,88 and 89B, from I-5 to the PDH-30 District, pursuant to Sect. 16-402 of the Fairfax County Zoning Ordinance, staff recommends that the Commission condition the approval by requiring conformance with the following development conditions, as well as the conditions associated with stormwater management facilities waiver request #561-WPFM-005-1, which are included as Attachment A to these conditions.

1. Any building permit submitted pursuant to this Conceptual\ Final Development Plan (FDP) shall be in substantial conformance with the approved CDP\FDP Plan entitled "Merrifield Town Center, Parcel K", consisting of seventeen sheets and prepared by VIKA Virginia, LLC, which is dated February 21, 2013, as revised through August 16, 2013, and these conditions. Minor modifications to the approved CDP\FDP may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
2. Any streetscape modifications that are required by DPWES at the time of site plan review shall meet the intent of both the CDP/FDP and Fairfax County's "Merrifield Streetscape Design Manual" (dated June 2008) and may include additional amenities, fixtures or landscaping that are in substantial conformance with those resources, and in harmony with the neighboring Mosaic townhome development.
3. The minimum setback distance for Building 2 from the east property line shall be 7-feet (as depicted graphically on the plan), and not 5-feet (as labeled).
4. In order to avoid any potential issues with locating private parking spaces off-site, the proposed on-street parallel parking spaces on Merrifield Town Center shall be located entirely within the applicant's original property boundary, as shown on the CDP/FDP, which will result in approximately one (1) to two (2) feet of excess pavement between the travel lane and edge of the parking spaces, due to an existing gap between the roadway and property line.
5. At the time of site plan review, DPWES shall allow reasonable modification of the proposed park layout, as required to accommodate the proposed permeable paving BMP on the sloped site. If DPWES determines that the installation of the proffered permeable paving BMP is not technically feasible, due to soil conditions onsite or topographical constraints that would not be reasonable to overcome, the applicant shall be allowed to substitute an alternative approved BMP system(s), as needed, to contribute towards the proffered 20% phosphorus reduction target.
6. Additional amenities may be included in the final park design, to include recreational features, public art, seating elements, or other similar facilities that would serve the public, as approved by DPWES at the time of site plan review.

7. Signage not requiring a permit, per Sect. 12-103 of the Ordinance, shall be allowed, until such time as this property applies for a CSP.
8. The proposed retaining wall/screening fence along the north property line may be removed in the future in coordination with an approved redevelopment plan for the adjacent parcels to the north which provides for a compatible development to be incorporated into the Town Center.
9. Silva Cellstm or similar approved technology shall be utilized in the modified planting areas shown on the CDP/FDP along Merrifield Town Center, in order to accommodate a full 5-foot sidewalk cantilevered over the planting areas for the proposed street trees, as approved by UFMD
10. The reconstruction of the curb radius on the south side of Merrifield Town Center, at Eskridge Road, shall be subject to the acquisition of all necessary easements, as well as review and approval from VDOT.
11. The proposed crosswalk on Merrifield Town Center at Eskridge Road shall be designed and marked to VDOT standards.

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Building Permits through established procedures.